

July 13<sup>th</sup>, 2023

Mr. David Torbert  
Partner  
Schenkel Schultz Architecture  
200 E. Robinson Street, Suite 300  
Orlando, Florida 32801

RE: Palm Coast Fire Station #26 – Due  
Diligence  
ZC 23013 DD

Mr. Torbert,

Please find the preliminary biological assessment (PBA) for the project area consisting of two (2) undeveloped parcels ( $\pm 27.2$  acres) located in Palm Coast, Florida (**Aerial Map**). The site is bordered by Seminole Woods Boulevard to the east, undeveloped lands to the north and west, and Airport Commerce Center Way to the south.

- **Aerial Map, Ground-truthed Wetland Map, Soils Map, Habitat Map, Lidar Map, FEMA Flood Map**

ZCA staff scientists conducted a site visit on June 29<sup>th</sup>, 2023, to evaluate the site for wetlands, surface waters, and the potential presence of protected species. The entirety of the site is undeveloped with forested upland and wetland areas (**Habitat Map**). Approximately 8.6 acres of wetlands were observed onsite (**Ground-truthed Wetland Map**).

The uplands onsite are classified as pine flatwood and consist of a canopy of slash pine (*Pinus ellioti*). The sub-canopy contains wax myrtle (*Myrica cerifera*) with a ground cover of saw palmetto (*Serenoa repens*), bracken fern (*Pteridium aquilinum*), fetterbush (*Lyonia lucida*), blackberry (*Rubus* spp.), white tickseed (*Bidens alba*), cat briar (*Smilax* spp.), muscadine grape (*Vitis rotundifolia*), and reindeer moss (*Cladonia rangiferina*).

The wetland, classified as cypress – pine – cabbage palm, is approximately 8.6 acres and has a canopy consisting of slash pine, laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), red maple (*Acer rubrum*), and bald cypress (*Taxodium distichum*). The sub-canopy consists of laurel oak and loblolly bay, with a ground cover of Virginia chain (*Woodwardia virginica*) and St. John's wort (*Hypericum perforatum*).

The onsite wetlands are jurisdictional to the state, regulated by St. Johns River Water Management District (SJRWMD) and any wetland impacts will require an Environmental Resource Permit (ERP) and wetland mitigation to offset wetland impacts. Additionally, the onsite wetlands may be federally protected, and permitting with the Florida Department of Environmental Protection (FDEP) under the State Section 404 Program may be required. An Individual Permit (IP), General Permit (GP), or No Permit Required (NPR) will be obtained from FDEP.

Offsite mitigation banking credits can be purchased from a Regionally Significant Mitigation Bank to offset any planned wetland impacts. Multiple mitigation banks service this basin and have credits available for purchase, including Fish Tail, Brick Road, and Tiger Bay Mitigation Bank.

The habitats on site were evaluated for the potential presence of protected species. The presence of gopher tortoises (*Gopherus polyphemus*) is possible within the uplands. No gopher tortoise burrows were observed during the site inspection. A 100% gopher tortoise survey by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent will be required 90 days prior to construction. If any gopher tortoise burrows are observed onsite, additional gopher tortoise permitting and relocation may be required.

The Audubon Florida EagleWatch Nest Locator website was reviewed on July 13<sup>th</sup>, 2023 and the closest known bald eagle nest (NEST ID #FL006) is located 2.7 miles to the southeast. No eagle nests were observed on or near the site. Since no known eagles nest occur within 660 feet, development should not be constrained by the bald eagle.

No other listed species are anticipated to occur on this site.

Should you have any questions or require any additional information, please contact our office.

Sincerely,  
ZEV COHEN & ASSOCIATES, INC.



Mallory Tatum  
Environmental Scientist



Project Boundary  
Flagler County Streets



PARCEL ID# 16-12-31-0000-01010-0010  
(14.21AC)

PARCEL ID# 16-12-31-0000-01010-0040  
(13.0AC)

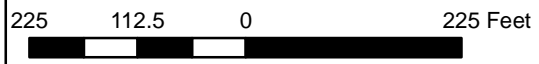
SEMINOLE WOODS BLVD

AIRPORT COMMERCE CTR WY

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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# Aerial Map Fire Station #26 Palm Coast, Florida

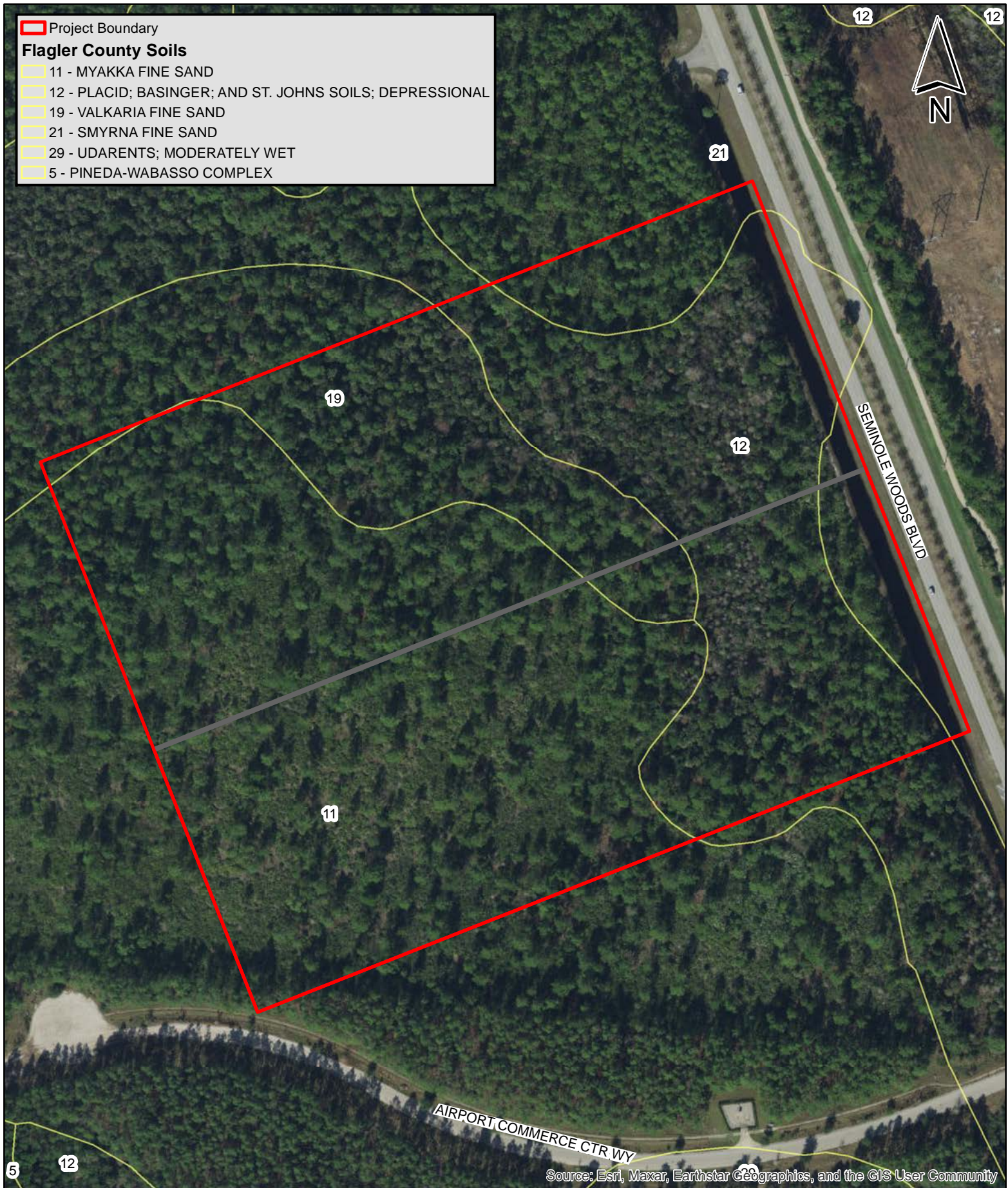
**ZEVC** COHEN  
& ASSOCIATES INC  
300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482



**Project Boundary**

**Flagler County Soils**

- 11 - MYAKKA FINE SAND
- 12 - PLACID; BASINGER; AND ST. JOHNS SOILS; DEPRESSIONAL
- 19 - VALKARIA FINE SAND
- 21 - SMYRNA FINE SAND
- 29 - UDARENTS; MODERATELY WET
- 5 - PINEDA-WABASSO COMPLEX



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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225 112.5 0 225 Feet

# Soils Map

## Fire Station #26

### Palm Coast, Florida

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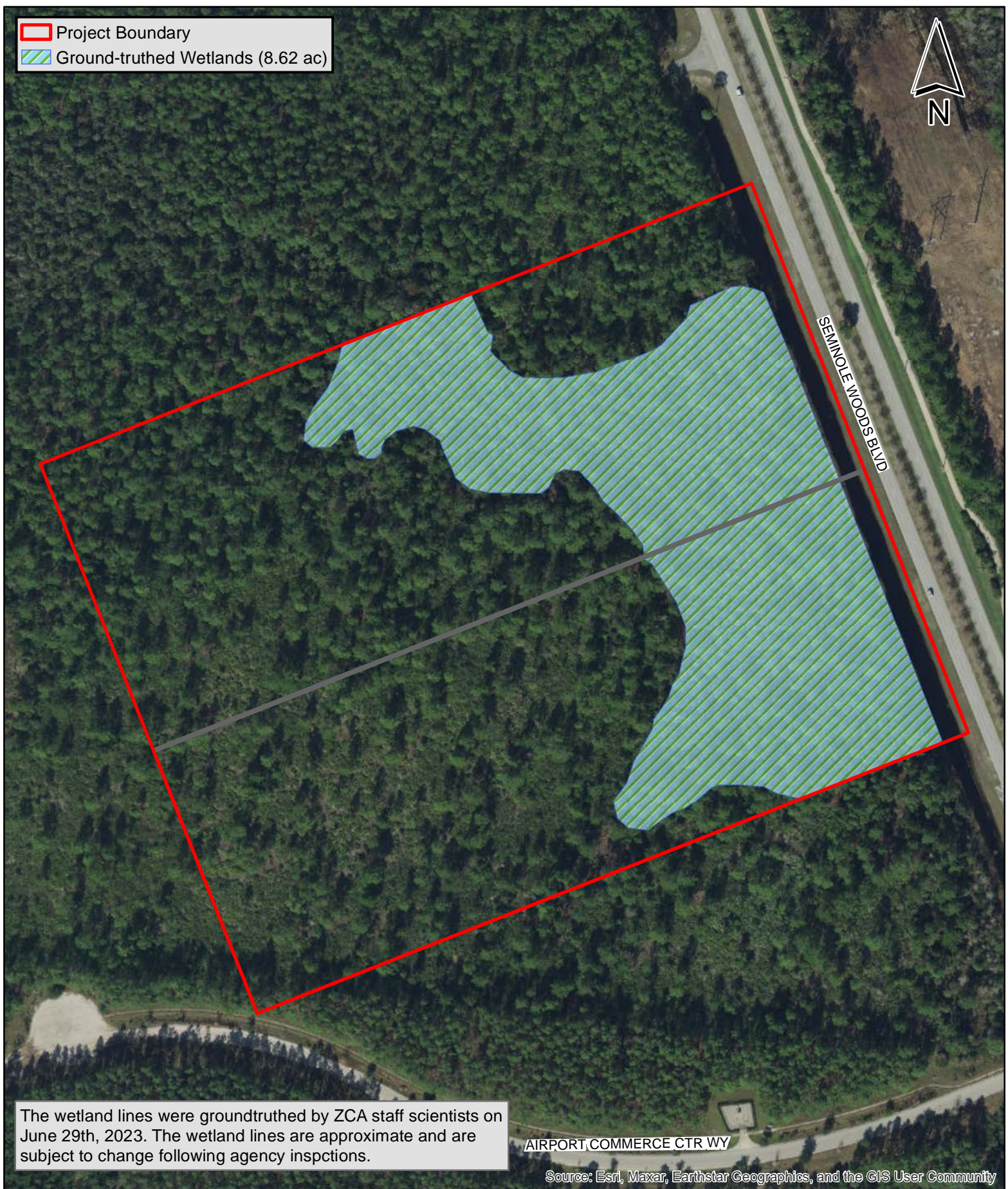
225 112.5 0 225 Feet

# LiDAR Map Fire Station #26 Palm Coast, Florida

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 Project Boundary  
 Ground-truthed Wetlands (8.62 ac)



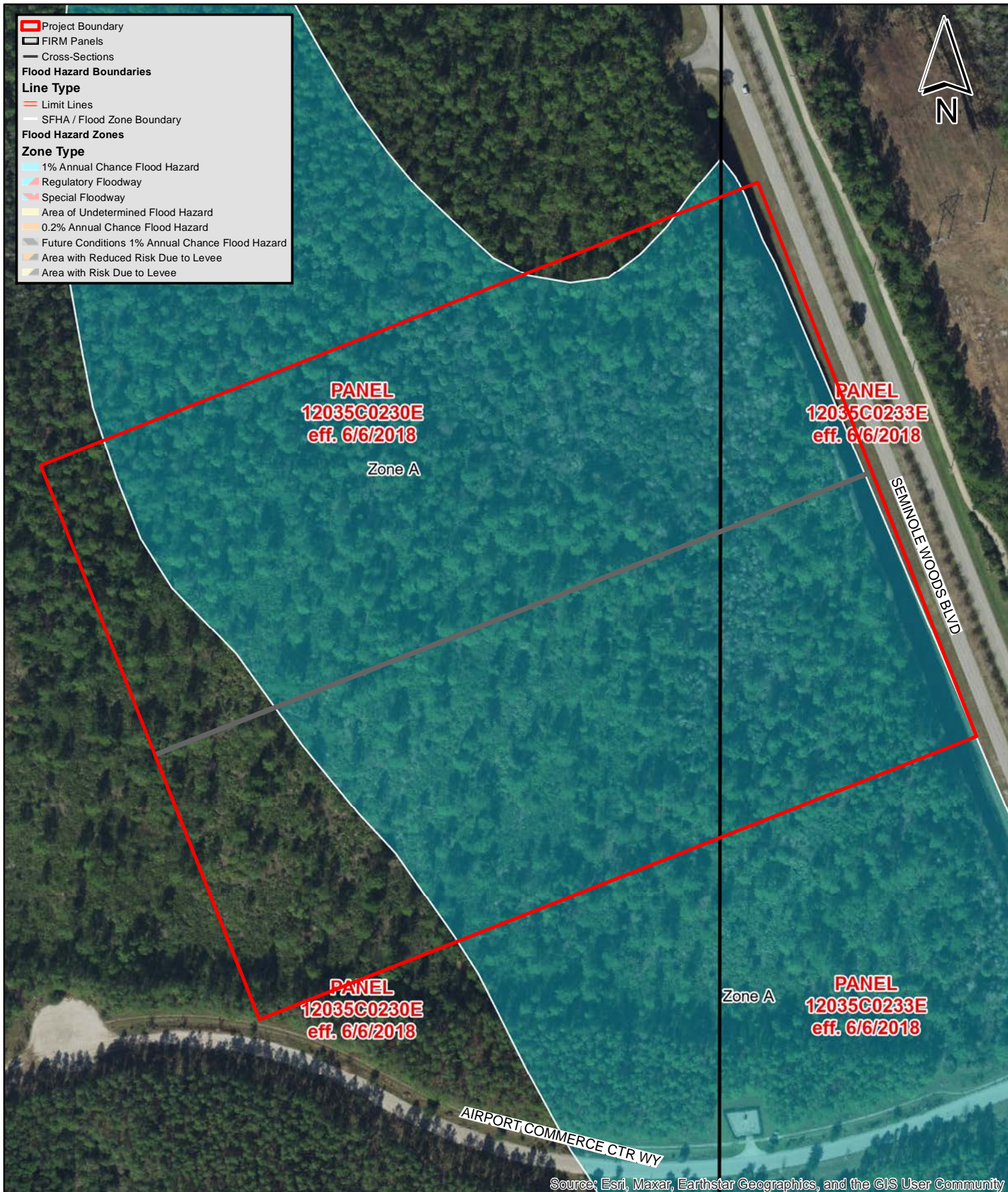
The wetland lines were groundtruthed by ZCA staff scientists on June 29th, 2023. The wetland lines are approximate and are subject to change following agency inspections.

AIRPORT COMMERCE CTR WY

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



- ▬ Project Boundary
- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries**
- Line Type**
- Limit Lines
- SFHA / Flood Zone Boundary
- Flood Hazard Zones**
- Zone Type**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee



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225 112.5 0 225 Feet

# FEMA Flood Map Fire Station #26 Palm Coast, Florida



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